

Potential Cottage Housing Development Standards and Review Components

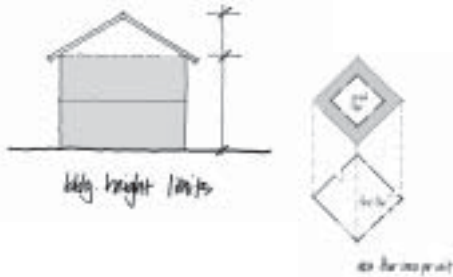
The number of cottage developments in a neighborhood should be limited.



Basic Site Requirements establish the dimensional parameters for the development as a whole.



Building height limit and maximum floor area result in a building form compatible in scale with the surrounding homes.



Parking requirements help maintain on-street parking availability and screening standards ensure minimal visual impact.



Objectives/Intent	Potential Development Standards/Design Standards		Flexibility Available?
Locational criteria will help ensure compatibility with surrounding single family neighborhood	Dispersion Criterion	Limit the number of cottage housing developments to one per block	No
Site requirements establish the basic dimensional requirements for the development as a whole. The development standards define the design parameters of cottages to achieve scale compatibility with adjacent single family houses	Minimum Lot Size	Based on minimum number of units allowed (four units generally consider the minimum for a cottage development)?	No
	Maximum Lot Size	Based on maximum number of units allowed?	No
	Density	Possible Methods: 1. One unit per __ SF of lot area 2. Floor Area Ratio (FAR). Measure the total floor area of a cottage development against the parcel size.	No
	Maximum Cottage Footprint	650 sq. ft.	No
	Maximum Total Lot Coverage	40%	No
	Minimum Distance Between Structures	6 feet (building Code minimum for fire safety)	No
Setbacks ensure space is maintained between cottages and surrounding lots; and maintain patterns of development	Front Yard Setback	Average of the two adjoining properties or 10 ft	Yes
	Minimum Side Yard Setback	5 feet	No
	Minimum Rear Yard Setback	10 feet	Yes, if structured parking in rear yard meets design standards
Gross floor area limits ensure that the size of each cottage structure contributes to an overall development that, collectively, would not appear bulkier than code allowed single family developments on the project site.	Maximum First Floor Area	650 SF	No
	Maximum Second Floor Area	350 SF	No
Parking requirements should help maintain on-street parking availability. To ensure minimal impact from vehicular use, parking areas shall be located at the rear of the site and screened from neighboring properties.	Off Street Parking Space	One per unit required on subject property Alley access required when site abuts a platted and improved alley Parking would not be permitted in front or side yards Parking must be screened from direct view of the alley and adjacent properties Storage facilities for each unit must be provide on site to ensure parking areas are used for vehicle use	No

Potential Cottage Housing Development Standards and Review Components (cont'd)

Open space plays an important role in the design of cottage developments



Design features help to create a compatible fit with surrounding homes.



Open Space. The clustering of cottages around a central open space is an important design feature. Porches and private open spaces are also important and should be designed to transition well from the public to private realm.	Required Open Space	350 SF per unit (200 SF private open space and 150 SF contributed to common open space) Common Open Space: cottage units should be oriented around the common open space; common open space must have cottages on at least two sides. Porches with a minimum depth of 5 feet may count towards the private open space requirement	Yes	
	Design Features and Treatments should help the cottage development fit in with surrounding homes, create a coherent architectural concept, and limit privacy impacts	Materials, Finishes, and Colors	Should contribute to a high quality of design	No
		Roof Pitch	Should reflect that surrounding homes	Yes
		Window Size and Placement	Should be arranged in a manner that protects privacy of adjacent structures	
	Landscaping	Minimum landscaped area Screening and landscaping of parking	Yes	

Cottages in Seattle

Seattle has several fine examples of this housing type, dating back to the early 20th Century. Sometimes referred to as “Bungalow Courts”, the major components of these developments are dwelling units organized around a semi-enclosed space. Many bungalow courts in Seattle include attached dwelling units, such as several that remain in the Eastlake neighborhood, and Fred Anhalt’s Tudor style courts found in Capitol Hill and Queen Anne. The following two examples both feature detached craftman bungalows.

Bungalow Court, 16th Avenue



Pine Street Cottages, 22nd Avenue

